| 141.0 | 0003 | 0005.A | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 979,700 / | 979,700 |
| | | | | | USE VALUE: | 979,700 / | 979,700 |
| | | | | | ASSESSED: | 979,700 / | 979,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 61 | -61A | MT. VERNON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MT VERNON ST LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 16 SALSBURY ST |
| Street 2: | |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 01890 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | THELLER ADELE C - |
| Owner 2: | - |
| Street 1: | 3 RUSSELL ROAD |
| Twn/City: | ACTON |
| St/Prov: | MA Cntry: |
| Postal: | 01720 |

## NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3280 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 105 | 6000.000 | 559,700 | | 420,000 | 979,700 |
| Total Card | 0.138 | 559,700 | | 420,000 | 979,700 |
| Total Parcel | 0.138 | 559,700 | | 420,000 | 979,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.73 | /Parcel: 298.7

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 90644 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/11/18 |

!10891!

## PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0005.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 105 | FV | 559,700 | 0 | 6,000. | 420,000 | 979,700 | 979,700 | Year End Roll | 12/18/2019 |
| 2019 | 105 | FV | 430,700 | 0 | 6,000. | 420,000 | 850,700 | 850,700 | Year End Roll | 1/3/2019 |
| 2018 | 105 | FV | 430,700 | 0 | 6,000. | 372,000 | 802,700 | 802,700 | Year End Roll | 12/20/2017 |
| 2017 | 105 | FV | 404,900 | 0 | 6,000. | 312,000 | 716,900 | 716,900 | Year End Roll | 1/3/2017 |
| 2016 | 105 | FV | 404,900 | 0 | 6,000. | 312,000 | 716,900 | 716,900 | Year End | 1/4/2016 |
| 2015 | 105 | FV | 362,400 | 0 | 6,000. | 270,000 | 632,400 | 632,400 | Year End Roll | 12/11/2014 |
| 2014 | 105 | FV | 362,400 | 0 | 6,000. | 261,000 | 623,400 | 623,400 | Year End Roll | 12/16/2013 |
| 2013 | 105 | FV | 376,500 | 0 | 6,000. | 248,400 | 624,900 | 624,900 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 01:07:59 |

## LAST REV

| Date | Time |
|---|---|
| 05/30/18 | 07:56:40 |
| ekelly | |
| 10891 | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| THELLER ADELE C | 47905-453 | | 7/31/2006 | | 810,000 | No | No | | |
| CICCOLO ANTHONY | 25053-452 | | 12/13/1994 | | 214,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/11/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/2/2009 | Measured | 345 | PATRIOT |
| 1/10/2000 | Inspected | 263 | PATRIOT |
| 12/1/1999 | Mailer Sent | | |
| 11/18/1999 | Measured | 243 | PATRIOT |
| 1/1/1982 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 90644 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 105 | Three Fam. | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 8 | | | | | | | | | 420,000 | | | | | | 420,000 | |

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 3 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | 1 | Rating: | Good |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 170.00 |
| Size Adj.: | 0.97017074 |
| Const Adj.: | 0.98980200 |
| Adj $ / SQ: | 163.247 |
| Other Features: | 150500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 760412 |
| Depreciation: | 200749 |
| Depreciated Total: | 559663 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 15 | BRs: 6 | Baths: 3 | HB

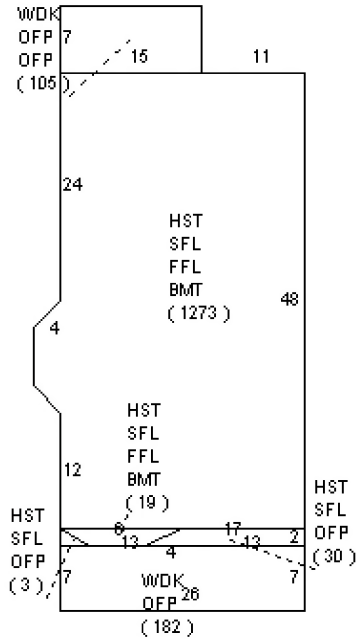
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | 1 |
| 1 | 6 | 2 | 1 |
| 1 | 4 | 2 | 1 |
| Totals | | | |
| 3 | 15 | 6 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,325 | 163.250 | 216,302 |
| BMT | Basement | 1,292 | 48.970 | 63,275 |
| FFL | First Floor | 1,292 | 163.250 | 210,915 |
| HST | Half Story | 663 | 163.250 | 108,151 |
| OFP | Open Porch | 425 | 20.170 | 8,574 |
| WDK | Deck | 287 | 9.390 | 2,694 |

Net Sketched Area: 5,284 | Total: 609,911

Size Ad | 3279.5 | Gross Are | 5946 | FinArea | 3280

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 163.25 |
| Special Features: | 0 | Val/Su Net: | 105.92 |
| Final Total: | 559700 | Val/Su SzAd | 170.67 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

141.0-0003-0005.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: